

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Kohler-Ridenour Farm Inventory Number: WA-IV-050
Address: 13737 Kretsinger Road City: Smithsburg Zip Code: 21783
County: Washington USGS Topographic Map: Smithsburg, MD-PA
Owner: Misty Meadows Farms, Inc. Is the property being evaluated a district? ☐ yes
Tax Parcel Number: 74 Tax Map Number: 27 Tax Account ID Number: 14-007784
Project: Ringgold Wireless Facility Agency: FCC
Site visit by MHT Staff: ☒ no ☐ yes Name: _____ Date: _____
Is the property located within a historic district? ☐ yes ☒ no

If the property is within a district

District Inventory Number: _____

NR-listed district ☐ yes Eligible district ☐ yes District Name: _____

Preparer's Recommendation: Contributing resource ☐ yes ☐ no Non-contributing but eligible in another context ☐

If the property is not within a district (or the property is a district)

Preparer's Recommendation: Eligible ☒ yes ☐ no

Criteria: ☒ A ☐ B ☒ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Documentation on the property/district is presented in: MIHP form completed by Paula Stoner (1978).

Description of Property and Eligibility Determination: *(Use continuation sheet if necessary and attach map and photo)*

This property is a farmstead located north of Kretsinger Road on 61.69 acres. There are five buildings on this farmstead: brick house, garage, frame outbuilding, stone house, and barn. There was no access granted to survey this property (owner not home) and the information and photos were collected during a quick reconnaissance of the property's periphery and from the main drive.

House

The house is a 2.5-story brick Colonial Revival building. The L-plan building faces south, with an enclosed 2-story front entry porch in the south façade. There is a one-story addition on the north side (rear) of the house. The house has three brick internal gable end chimneys and its walls are finished in a common bond pattern. There are cornice returns on the side gable building and its ell and the windows are 1/1 double-hung metal sash with storm windows. The roof is clad by slate shingles and there are wood rail snow guards.

Prepared by: David S. Rotenstein, Ph.D.

Date Prepared: July 2002

MARYLAND HISTORICAL TRUST REVIEW

Eligibility recommended ☐ Eligibility not recommended ☒

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G ☐ None

Comments: lacks sufficient integrity and distinction to meet NR criteria in its local context, where farmsteads are a very common property type. Insufficient info to enable evaluation of potential R.H.D.

Reviewer, Office of Preservation Services

6/15/02

Date

Reviewer, NR Program

8/9/02

Date

2/1 11-150

**MARYLAND HISTORICAL TRUST
NR-ELIBILITY REVIEW FORM**

Continuation Sheet No. 1

Stone House

The stone house is located east of the brick house. It is a 1.5-story side gabled building constructed over a spring. There is a single stone interior gable end chimney in the west side. Windows in the house are 6/6 double-hung wood sash and 6-light casement windows. The roof is clad by standing seam metal.

Barn

The barn is located north (to the rear) of the house. It is a brick gable roof barn constructed on a stone basement foundation. There are two attached silos and an attached 1-story concrete block addition.

Garage

The garage is located west of the house. It is a one-bay front gable brick building with a standing seam metal roof.

Outbuilding

Immediately behind (north) of the garage there is a one-story frame outbuilding clad by vertical wood siding.

This farmstead appears to have been first constructed during the 18th century. The stone house constructed over the spring is typical of regional German farmhouses of this period and most likely served as the first residence for the farm's owners before the second house was constructed at the turn of the twentieth century. Although there have been some alterations to the building's (brick house) fabric and additions, the house is typical of other early twentieth century farmhouses in the Ringgold vicinity. The active farmstead continues its historic use and its plan remains intact. The farmstead appears to be eligible for listing in the National Register of Historic Places under Criterion C for its architecture and vernacular landscape and under Criterion A for its association with traditional German farming in Washington County. The farmstead furthermore may be a contributing element to a larger rural historic landscape district in the Little Antietam Creek valley.

MERLIN Online Map

Real Property

WA Property Map 27



WA Property Map 26



Historic Sites

WA MD Inventory of Historic Properties 1999

WA-VI-047, WA-VI-019...

National Register of Historic Places 2000

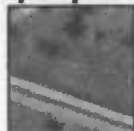
Historic Register

Base Maps

Smithsburg NW 3.75' CIR
04/20/1994



Smithsburg SW 3.75' CIR
04/20/1994



Smithsburg SE 3.75' CIR
04/07/1993



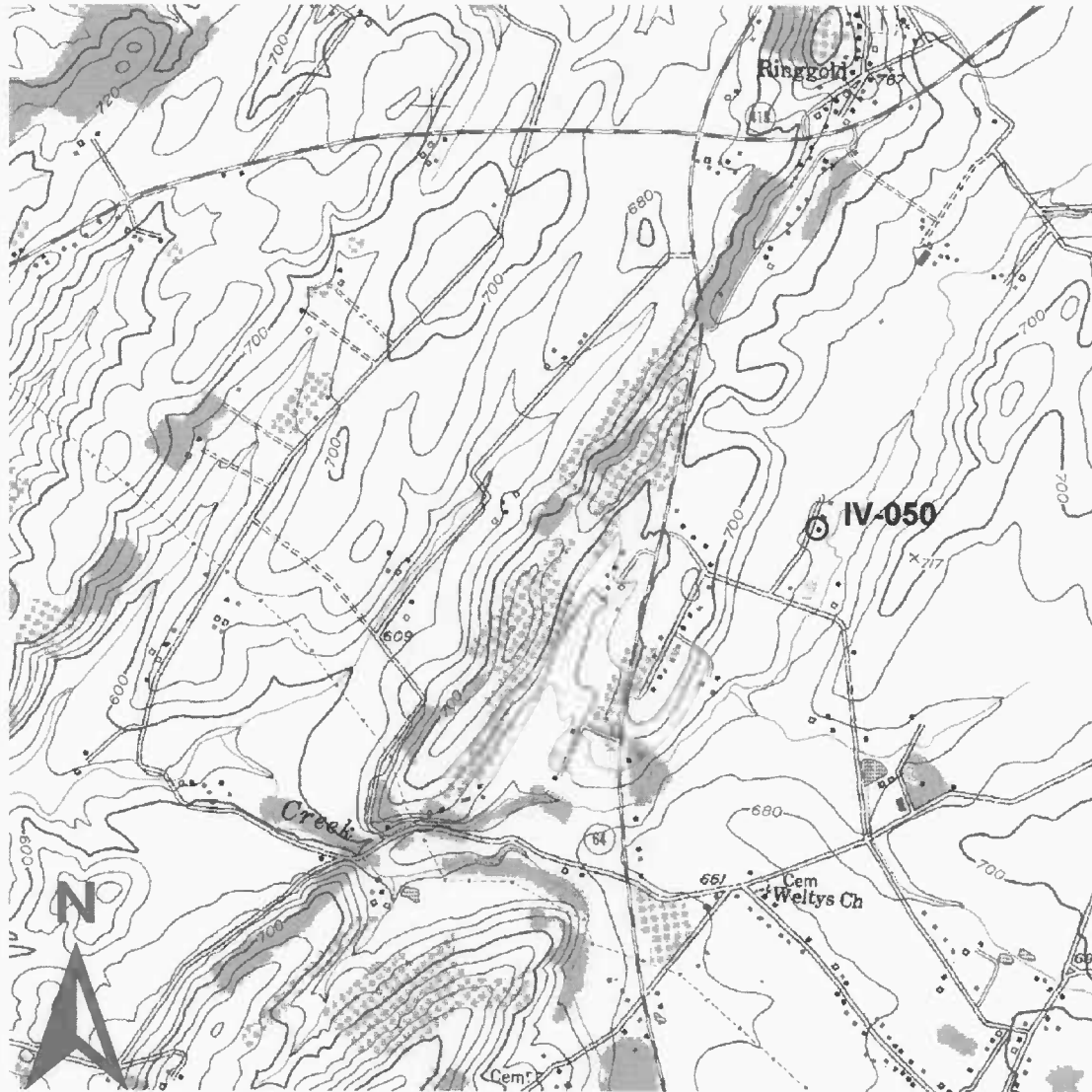
N 225703.29m E 350445.52m



Coordinates at center of image in Maryland State Plane, NAD 1983 meters
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Proposed NRHP Boundary
WA-W-050



Smithsburg, MD-PA Quadrangle



WA-IV-050

Kohler-Ridenour Farm
Washington, MD
D. S. Rotenstein
July 2002
MO SFPD

House: Rear + Side
facades (W + South),
view to east

#1/5



WA-IV-050

Kohler-Ridenour Farm
Washington Co., MD

D.S. Rotenstein

July 2002

MD SHPO

House, Front (South)
facade, View to North

#2/5



WA-IV-050
Kohler-Ridenour Farm
Washington Co., MD
D.S. Rostenstein
July 2002
MD SHPO
Garage, view to
North

315



WA-LA 055
Kohler-Ridenour Farm
Washington Co., MD
D.S. Rotenstein
July 2002
MD SHPO

Stone House, view to
South

#4/5



WA-IV-050

Kohler-Ridenour Farm
Washington, MD

D.S. Rodenstein

July 2002

MD 5A90

Barn & silos, view to
North

#5/S

MARYLAND HISTORICAL TRUST

WA-IV-050
District 14
Map 27
Parcel 74
MAGI # 2211405535

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC
Kohler-Ridenour Farm
AND/OR COMMON

2 LOCATION

STREET & NUMBER
Kretsinger Road
CITY, TOWN

☒ VICINITY OF **Smithsburg**

CONGRESSIONAL DISTRICT

6

STATE
Maryland

COUNTY
Washington

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input checked="" type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME
David H. Ridenour

Telephone #:

STREET & NUMBER
P. O. Box 267

CITY, TOWN
Smithsburg

VICINITY OF

STATE, zip code

Maryland 21783

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. **Washington County Court House**

Liber #: **606**

Folio #: **831**

STREET & NUMBER

West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland 21740

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION**CONDITION**

☐ EXCELLENT ☐ DETERIORATED
☒ GOOD ☐ RUINS
☐ FAIR ☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED < 50%

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This complex includes a two story, four bay brick house with two center front doors located side by side. It is built with common bonding at all elevations. An ell extension to the rear would appear to date from the Ca. 1900. Near the house is a brick bake oven within a frame shed. Also nearby is a two bay one and a half story stone house built over a spring. Although vacant and in poor condition the house would appear to date from the 18th century. Its flooring system consists of puncheon slabs placed side by side with mortar on top as a form of insulation.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

WA-IV-050

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES	Stone House over Spring	BUILDER/ARCHITECT	Kohler
	Ca. 1800:		

STATEMENT OF SIGNIFICANCE

This complex is improved with a main dwelling probably dating from the third quarter of the 19th century. It has two central front doors which apparently are a Germanic tradition. The stone house over a spring would appear to date from the late 18th century or Ca. 1800. It is said to have been built by a man by the name of Kohler and was a story higher originally.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 73.57 acres

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Paula Stoner, Architectural Historian

ORGANIZATION

Preservation Associates

STREET & NUMBER

109 West Main Street, Box 202

CITY OR TOWN

Sharpsburg

DATE

July 1978

TELEPHONE

301-432-5466

STATE

Maryland 21782

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

WA-IV-050

WA-I-131

Rocky
(L.W.)

42'30"

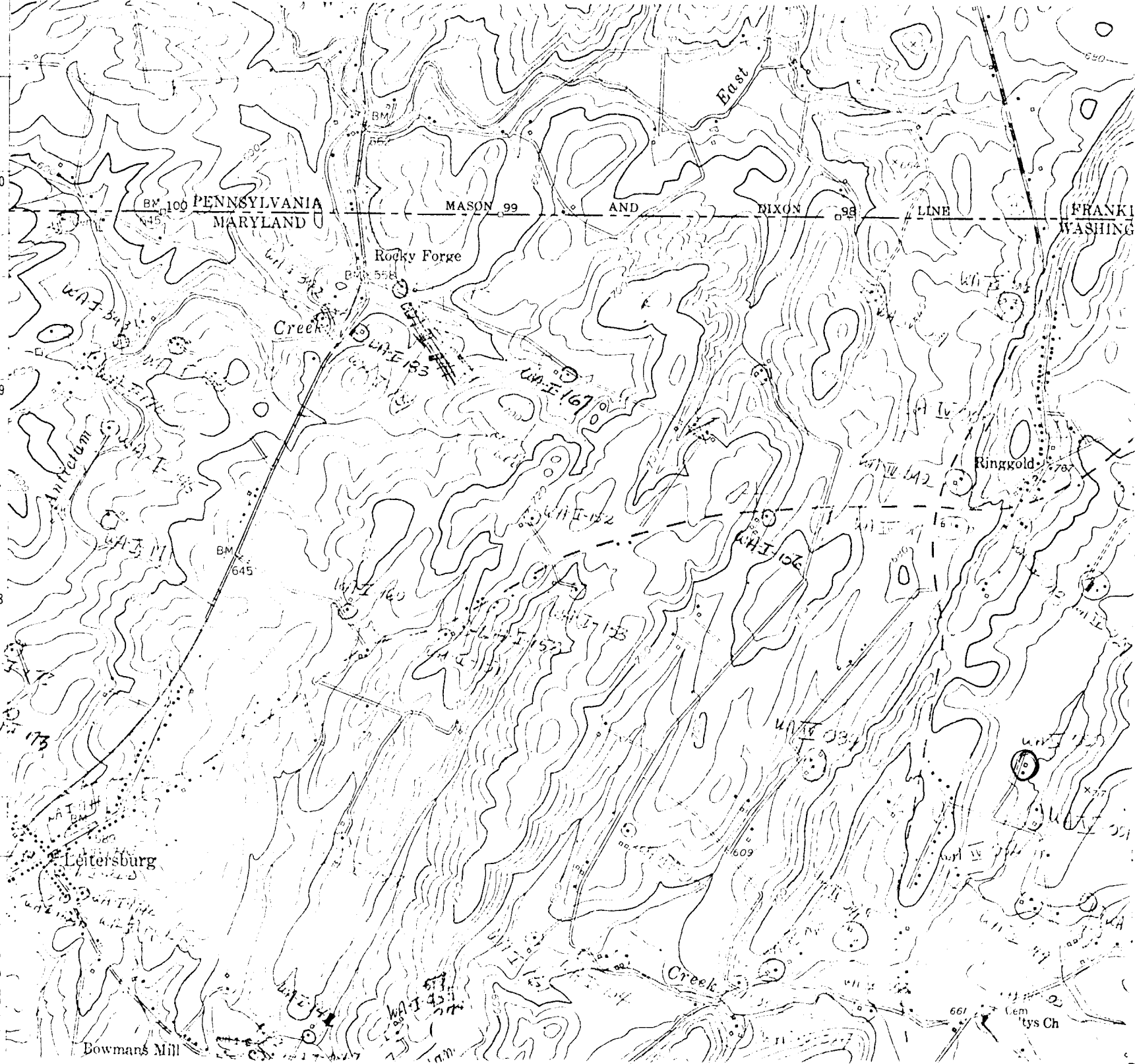
4398

Leitersburg
quadr

WA-I-174
WA-I-174-A

5403 II NW
(HAGERSTOWN)

Bowmans Mill





WA-TV-050

S.E.

Nov. 1976

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-TU-050

Barn S.W.

Nov. 1976

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKY
CONINTENT, WASHINGTON DC
HISTORICAL SITES SURVEY



WA-IV-050

Springhouse N.W.

Nov. 1976

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT WASHINGTON CO
HISTORICAL SITES SURVEY



WA-IV-050

Springhouse, N.E.

Nov, 1970

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-IV-050

Bakehouse

Nov. 1976

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY



WA-IV-050

Barn, S.E.

Nov. 1976

Kohler-Ridenour Farm

Kretsinger Road
Smithsburg Vicinity

PAULA STONER DICKEY
CONSULTANT, WASHINGTON CO.
HISTORICAL SITES SURVEY